165.A	0007	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	469,900	/	469,900
USE VALUE:	469,900	/	469,900
ASSESSED:	469,900	/	469,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #: 18

Owner 1:	CORCORAN KATHERINE J
Owner 2:	
Owner 3:	
Street 1:	20 RICHARDSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORGAN-CORCORAN KATHERINE -
Owner 2:	CORCORAN ERIK M -
Street 1:	20 RICHARDSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Aluminum Exterior and 1244 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	469,900			469,900
Total Card	0.000	469,900			469,900
Total Parcel	0.000	469,900			469,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.73 /Parcel: 377.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315522
GIS Ref:
GIS Ref:
Insp Date: 09/20/18

PREVIOUS ASSESSMENT

Parcel ID: 165.A-0007-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	469,900	0	.		469,900		Year end	12/23/2021
2021	102	FV	456,400	0	.		456,400		Year End Roll	12/10/2020
2020	102	FV	449,600	0	.		449,600	449,600	Year End Roll	12/18/2019
2019	102	FV	447,300	0	.		447,300	447,300	Year End Roll	1/3/2019
2018	102	FV	396,000	0	.		396,000	396,000	Year End Roll	12/20/2017
2017	102	FV	361,300	0	.		361,300	361,300	Year End Roll	1/3/2017
2016	102	FV	361,300	0	.		361,300	361,300	Year End	1/4/2016
2015	102	FV	334,100	0	.		334,100	334,100	Year End Roll	12/11/2014

!16042!

PRINT

Date	Time
12/30/21	21:49:23

LAST REV

Date	Time
06/05/19	08:28:19
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 16042

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN-CORCORAN	71438-287	2	8/7/2018	Convenience	10	No	No		
HAMILTON TERRAN	67218-598		5/9/2016		420,000	No	No		
KHAN AAMER/ALVE	62203-533		7/9/2013		340,000	No	No		

USER DEFINED

Prior Id # 1:	109652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2019	36	Heat App	18,774	C				
11/28/2018	1801	Siding	50,000	C				
6/7/2016	759	Redo Kit	30,000					REMOD kITCH +BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Measured	DGM	D Mann
3/9/2017	SQ Returned	EMK	Ellen K
3/24/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7304																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	37.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	407.592
Other Features:	70250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577294
Depreciation:	107377
Depreciated Total:	469917

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	407.59
Special Features:	0	Val/Su Net:	377.73
Final Total:	469900	Val/Su SzAd	377.73

SKETCH

UnSketched SubAreas:
GLA: 1244,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,244	407.590	507,044

Net Sketched Area:	1,244		Total:	507,044	
Size Ad	1244	Gross Area	1244	FinArea	1244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.A-0007-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc